

SOLICITATION/CONTRACT/ORDER FOR COMMERCIAL ITEMS OFFEROR TO COMPLETE BLOCKS 12, 17, 23, 24, & 30				1. REQUISITION NUMBER 854429		PAGE 1 OF 36	
2. CONTRACT NO.		3. AWARD/EFFECTIVE DATE		4. ORDER NUMBER		5. SOLICITATION NUMBER AG-046W-S-17-0040	
7. FOR SOLICITATION INFORMATION CALL:		a. NAME Leslie Solberg		503-668-1667		8. OFFER DUE DATE/ LOCAL TIME: 3:00pm 05/22/2017	
9. ISSUED BY Mt. Hood National Forest 16400 Champion Way Sandy, Oregon 97055				10. THIS ACQUISITION IS <input checked="" type="checkbox"/> SMALL BUSINESS <input type="checkbox"/> HUBZONE SMALL BUSINESS <input type="checkbox"/> SERVICE DISABLED VETERAN- OWNED SMALL BUSINESS <input type="checkbox"/> UNRESTRICTED OR <input type="checkbox"/> WOMEN-OWNED SMALL BUSINESS (WOSB) ELIGIBLE UNDER THE WOMEN-OWNED SMALL BUSINESS PROGRAM <input type="checkbox"/> EDWOSB <input type="checkbox"/> 8(A) <input checked="" type="checkbox"/> SET ASIDE: 100 % FOR NAICS: SIZE STANDARD:			
11. DELIVERY FOR FOB DESTINATION UNLESS BLOCK IS MARKED <input type="checkbox"/> SEE SCHEDULE		12. DISCOUNT TERMS		13a. THIS CONTRACT IS A RATED ORDER UNDER DPAS (15 CFR 700) <input type="checkbox"/>		13b. RATING	
15. DELIVER TO See specifications.				16. ADMINISTERED BY See block 9.			
17a. CONTRACTOR/ OFFEROR		CODE		FACILITY CODE		18a. PAYMENT WILL BE MADE BY CODE	
TELEPHONE NO. <input type="checkbox"/> 17b. CHECK IF REMITTANCE IS DIFFERENT AND PUT SUCH ADDRESS IN OFFER				18b. SUBMIT INVOICES TO ADDRESS SHOWN IN BLOCK 18a UNLESS BLOCK BELOW IS CHECKED <input checked="" type="checkbox"/> SEE ADDENDUM			
19. ITEM NO.	20. SCHEDULE OF SUPPLIES/SERVICES			21. QUANTITY	22. UNIT	23. UNIT PRICE	24. AMOUNT
	Timber Cruise & Appraisal for TNC-PCT Properties NAICS CODE: 531320 In accordance with the attached specifications, terms and conditions. FAR Clauses and provisions incorporated by reference in this Request for Quotation may be viewed in full text at the following web address www.arnet.gov/far NOTE: Offerors must be registered in the System for Award Management (SAM) https://www.sam.gov , including Online Representations and Certifications: FAR 52.212-3 (MAR 2015) See web page: https://www.acquisition.gov . (Use Reverse and/or Attach Additional Sheets as Necessary)						
25. ACCOUNTING AND APPROPRIATION DATA See IAS requisition.						26. TOTAL AWARD AMOUNT (For Govt. Use Only)	
<input type="checkbox"/> 27a. SOLICITATION INCORPORATES BY REFERENCE FAR 52.212-1, 52.212-4. FAR 52.212-3 AND 52.212-5 ARE ATTACHED. ADDENDA <input checked="" type="checkbox"/> 27b. CONTRACT/PURCHASE ORDER INCORPORATES BY REFERENCE FAR 52.212-4. FAR 52.212-5 IS ATTACHED. ADDENDA				<input type="checkbox"/> ARE <input checked="" type="checkbox"/> ARE <input type="checkbox"/> ARE NOT ATTACHED <input type="checkbox"/> ARE NOT ATTACHED			
<input checked="" type="checkbox"/> 28. CONTRACTOR IS REQUIRED TO SIGN THIS DOCUMENT AND RETURN _____ 1 _____ COPIES TO ISSUING OFFICE. CONTRACTOR AGREES TO FURNISH AND DELIVER ALL ITEMS SET FORTH OR OTHERWISE IDENTIFIED ABOVE AND ON ANY ADDITIONAL SHEETS SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED				<input type="checkbox"/> 29. AWARD OF CONTRACT: REF. _____ OFFER DATED _____, YOUR OFFER ON SOLICITATION (BLOCK 5), INCLUDING ANY ADDITIONS OR CHANGES WHICH ARE SET FORTH HEREIN, IS ACCEPTED AS TO ITEMS: _____			
30a. SIGNATURE OF OFFEROR/CONTRACTOR				31a. UNITED STATES OF AMERICA (SIGNATURE OF CONTRACTING OFFICER)			
30b. NAME AND TITLE OF SIGNER (Type or print)		30c. DATE SIGNED		31b. NAME OF CONTRACTING OFFICER (Type or print)		31c. DATE SIGNED	

NAME OF OFFEROR OR CONTRACTOR:

DUNS #

ITEM NO.	SECTION B SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	<p><u>Notice to Offeror:</u></p> <p>Appraisal Services in the Pacific Northwest Region (Region 6)</p> <p>Item 1</p> <p>Appraisal Report for proposed land purchase, TNC-PCT Properties (WEN 299) 1 appraisal of six parcels of non-Federal land</p> <p>Timber cruise for properties included in TNC-PCT Properties (WEN299) appraisal report</p> <p>TOTAL</p> <p>Estimated issuance of a Notice to Proceed is 09/11/2017. See #6 of the evaluation factors on page 35.</p> <p>Contracting Officer: Leslie Solberg QUOTES DUE: 05/22/2017, 3:00PM EMAIL QUOTES TO: lsolberg@fs.fed.us</p>	1	Job		\$ _____

REGION 6
TNC-PCT (WEN299)

The Nature Conservancy - PCT Properties
Lost Lake, Meadow Creek, Twin Peaks, N. Fork Little Naches II,
Three Rivers and Blowout Mountain – (WEN299)

Real Property Appraisal Specifications

1. General Specifications

Scope of Service-

The Central Cascades Forest, LLC owns approximately 3,726.64 acres of private land, managed by The Nature Conservancy, and that is offered for sale to the U.S. Forest Service. The property is located in Kittitas County, Washington. The U.S. Forest Service is the client for the appraisal report. Intended users of the appraisal are representatives of the USDA Forest Service and relevant personnel of The Nature Conservancy and Central Cascades Forest, LLC.

The total project consists of a Timber Cruise and an Appraisal Report. A Statement of Work is provided for the Timber Cruise and a separate Statement of Work is provided for the Appraisal.

These specification are applicable to the appraisal.

Contract Appraiser shall furnish all materials, supplies, tools, equipment, personnel, travel (except those to be furnished by the Government as listed later), and shall complete all requirements including performance of the professional appraisal services listed herein.

For the purposes of these specifications, any appraisal report will be considered as meeting the “*Uniform Standards of Professional Appraisal Practice*” (USPAP) requirements for an “Appraisal Report” if it has been prepared in accordance with the “*Uniform Appraisal Standards for Federal Land Acquisitions*” (UASFLA) (2016; Sections 1 and 2). The report will provide an opinion of market value for the estate appraised and will conform to the most recent editions of USPAP as of the date of the report, published by The Appraisal Foundation, as well as UASFLA 2016 edition. In case of conflict between the two sets of standards, the latter shall take precedence.

If clarification of these specifications is needed and/or to arrange for the site inspection and pre-work meeting, the Contract appraiser shall contact the assigned staff review appraiser at:

Greg Graybadger, Senior Review Appraiser
USDA Forest Service
1550 Dewey Avenue, Baker City, OR 97814
ggraybadger@fs.fed.us (208) 863-5969

The Contract appraiser will provide Greg Graybadger, Forest Service Regional Review Appraiser with one (1) electronic (pdf) copy of the complete appraisal report for review. **Upon approval of the appraisal report** the Contract appraiser shall provide four signed copies of the approved final report and one electronic (pdf) copy.

PROPERTY TO BE APPRAISED:

The property to be appraised consists of six (6) parcels located in Kittitas County, Washington.

<u>Parcel Name</u>	<u>Tax Lot Number</u>	<u>Legal Description</u>	<u>Acres</u>
Lost Lake	Tax Lot 605835	<u>T.21 N., R.11 E.</u> All of Section 9	640
Meadow Creek	Tax Lot 186535	<u>T.21 N., R.11 E.</u> All of Section 15	640
Blowout Mountain	Tax Lot 625234	<u>T.19 N., R.12 E.</u> All of Section 23	640
Twin Peaks	Tax Lot 065234	<u>T.19 N., R.11 E.</u> All of Section 25	640
N. Fork Little Naches II	Tax Lot 265234	<u>T.19 N., R.12 E.</u> All of Fractional Section 27	526.64
Three Rivers Parcel	Tax Lot 615234	<u>T.19 N., R.12 E.</u> All of Section 35	640
			Total
			3726.64

See attached LDV dated 8/5/16, signed by Leland D. Fischer, for detailed legal description.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to provide an opinion of the market value for potential purchase of the identified property by the United States. The property rights appraised are fee simple ownership, subject to interests and exceptions as noted in the Preliminary Title Commitment, File No. 84412AM, dated June 3, 2016.

Date of Value The date of the value opinion is the last date the Contract appraiser inspected the appraised property.

Appraisal Report The Contract appraiser will make a detailed field inspection of the subject property and conduct as many investigations and studies necessary to derive sound conclusions to prepare the appraisal report.

Pre-Work Conference The Contract appraiser will be required to attend a pre-work conference for discussion and understanding of these instructions. The conference may be conducted in conjunction with the field inspection of the property.

Examination Notice The Contract appraiser shall provide the land owner and the Government advance notice of the examination date and shall give the land owner, or the designated representative, and the Government an opportunity to accompany the appraiser during the inspection of the property. These notices shall be documented in the appraiser's transmittal letter of the appraisal report. The appraiser shall certify that the appraiser has personally visited the appraised properties and all of the comparable transactions used in the comparative analyses.

Updating of Report Upon the request of the Government the Contract appraiser shall, during a 2-year period following the valuation date of the appraisal report, update the value as of a specified date. The updated report shall be submitted in original and one copy and shall include sales data or other evidence to substantiate the updated conclusion of value.

Definition of Terms Unless specifically defined herein or in either USPAP or UASFLA, definitions of all terms are the same as those found in "The Dictionary of Real Estate Appraisal" (Appraisal Institute), current edition. The UASFLA shall take precedence in any differences among definitions.

2. Technical Specifications

Application of These Specifications: These technical specifications reflect the standards for the appraisal of property to be acquired or conveyed by the Forest Service. Unless defined for the Contract appraiser in the assignment, the specifications require the Contract appraiser to analyze and determine the larger parcel. If it is determined that the estate to be appraised contains multiple larger parcels, the Contract appraiser shall consult with the assigned staff review appraiser for possible additional direction.

Larger Parcel Determination and Contributory Value:

The appraiser must analyze and determine the larger parcel. In addition, the assignment requires reporting the contributory value of the six (6) parcels identified in the property to be appraised description above: Lost Lake, Meadow Creek, Twin Peaks, N. Fork Little Naches II, Three Rivers and Blowout Mountain.

The appraiser should consider market evidence from the open and competitive market as to how a private sector seller and buyer would evaluate the larger parcel. See Uniform Appraisal Standards for Federal Land Acquisition Section 1.4.6.

- 1. If the appraiser determines that there is one larger parcel, then the appraiser is to report that value and also report a contributory value for each of the individual six parcels.*
- 2. If the appraiser determines that there are multiple larger parcels, then the value of those larger parcels will be reported. The appraiser will also report a contributory value for each of the individual six parcels.*
- 3. The appraiser should also provide a market analysis and conclusion as to how the value of the property may be affected if offered for sale at one time.*

Federal Law Controls: Federal law may differ from the laws of some states and supersedes State law when they conflict. Accordingly, it is incumbent upon the Contract appraiser to understand the applicable Federal law as it affects the appraisal process in the estimation of market value. Federal law is reflected in UASFLA. The specifications in this appraisal follow UASFLA format, with emphasis on issues of special concern to the Forest Service. It should not be construed that the Contract appraiser is to consider only the emphasized items. Appraisal reports shall be prepared in compliance with UASFLA standards and Forest Service appraisal instructions provided by the assigned staff review appraiser.

Unit Rule: One aspect of the UASFLA that the Contract appraiser should be aware of is the “unit rule.” A principle developed by the federal courts that dictates what is to be value for just compensation. Under the unit rule, the property being appraised must be valued as a unitary whole in single ownership. The value of the whole cannot be derived by adding together the separate values of various interests or components. As a result, summation or cumulative appraisals are improper under federal law. The unit rule relates to ownership interests (estates) in real estate and to various physical components of real estate (such as timber, mineral deposits, farm land, and buildings). See UASFLA 2016 for more details.

UASFLA and USPAP Conflicts: Conflicts between UASFLA and USPAP are minimal. When there is conflict, UASFLA takes precedence. It may be necessary to invoke the Jurisdictional Exception Rule to USPAP to meet certain standards of the UASFLA. Invocation of the Jurisdictional Exception Rule should never be invoked lightly and must include citation of the over-riding Federal policy, rule, or regulation that requires it. Any jurisdictional exceptions not specifically cited in the UASFLA shall be discussed with the assigned staff review appraiser.

Comprehensive Review: Federal law requires review of all appraisals by a qualified review appraiser to assure they meet applicable appraisal requirements, including those in UASFLA, Forest Service policy, and these specifications. Compliance with USPAP will also be reviewed. Findings of deficiency shall be discussed and corrections requested once the appraisal report has been delivered for review. A value opinion is acceptable for agency use only after the assigned staff review appraiser has approved the appraisal report (FSM 5411).

Freedom of Information Act: Freedom of Information Act provisions may result in the release of all or part of the appraisal report to the public. Prepare the report so that:

a. Analytical methods and techniques are explained (in so far as possible) in a manner understandable to the public, as well as the reviewer.

b. If providers of information request confidentiality, this information is not included in the report. Confidential information shall be made available to the staff review appraiser upon request, but shall not be incorporated in a Forest Service system of records.

Format. The report shall be typewritten on bond paper, sized at 8 1/2 by 11 inches, with all parts of the report legible, and bound with a durable cover. The face of the report shall be labeled to identify the appraised property and show the number, the Contract appraiser's name and address, and the date of the appraisal. All pages of the report, including the exhibits, shall be numbered.

Contents. The suggested format outlined in items Part I through Part IV is based on UASFLA. Although it is not required that the Contract appraiser strictly adhere to it, all items must be addressed. It should be noted that in most instances, these specifications reference UASFLA without reprinting them here. Important items are noted below, but are not all-inclusive. It is incumbent upon the appraiser to read, understand, and comply with UASFLA and these specifications.

Part I - Introduction. Follow the UASFLA format.

1. Title Page.

2. Letter of Transmittal.

3. Table of Contents.

4. Appraiser's Certification. Follow the UASFLA and USPAP guidelines, but include the following:

"I have made a personal inspection of the appraised property which is the subject of this report and all comparable sales used in developing the opinion of value. The date(s) of inspection was _____, and the method of inspection was _____. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property. The appraiser must inspect the appraised property.)

"In my opinion, the market value (or other value as required) is \$ _____ as of (date).

By (Appraiser's signature) _____

Printed Name and Professional Accreditation

State General Certification No. _____

5. Executive Summary

6. Photographs of Subject. Provide original color photographs or high quality color copies of photographs of the appraised property. Photographs may be a separate exhibit in the addenda or included with the narrative description of the appraised property and comparable sales. Show the following information with each photograph:

a. Identify the photographed scene. Indicate direction of view, vantage point, and other pertinent information. A map may be used to show some of this information.

b. The name of the photographer.

c. The date the photograph was taken.

7. Statement of Assumptions and Limiting Conditions. All appraisal reports submitted to the Forest Service for review become the property of the United States and may be used for any legal and proper purpose. Therefore, a condition that limits distribution of the report is not permitted.

If the appraisal is made subject to any encumbrances against the property, such as easements, that shall be stated. It is unacceptable to state that the property has been appraised as if free and clear of all encumbrances, except as stated in the body of the report; the encumbrances must be identified in this section of the report.

The use of an uninstructed assumption or hypothetical condition that results in other than “as is” market value will invalidate the appraisal. Include only factors relating to the appraisal problem. Assumptions and limiting conditions that are speculative in nature are inappropriate. Do not include limiting conditions that significantly restrict the application of the appraisal.

In this section of the specifications, or in separate written instructions, the appraiser shall be instructed as to necessary hypothetical conditions or extraordinary assumptions

An appraiser cannot make an assumption or accept an instruction that is unreasonable or misleading. Agency instructions and/or legal instructions shall have a sound foundation, be in writing, and included in the appraisal report.

8. Description of Scope of Work. The appraiser shall use this section of the report to identify the seven critical elements that defined the appraisal problem to be solved:

- Client
- Intended Users
- Intended Use
- Definition of market value
- Effective date
- Property characteristics
- Assignment conditions

This section shall include an explanation a description of the property rights appraised. The appraiser should describe the investigation and analysis that was undertaken in developing the appraisal. The geographical area and time span searched for market data should be included, as should a description of the type of market data researched and extent of market data confirmation. The appraiser should state the references and data sources relied upon in developing the appraisal.

The applicability of all approaches to value shall be discussed and the exclusion of any approach to value shall be explained.

For acquisition appraisals, use the following definition: *“Market value is the amount in cash, or terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any*

compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.” (UASFLA, 2016)

This definition makes no linkage between the estimated market value and exposure time. A specific exposure time shall not be cited in an appraisal report prepared under UASFLA standards. As USPAP requires a specific exposure time, the appraiser should state that the appraisal report is subject to the Jurisdictional Exception Rule.

Part II - Factual Data.

1. Legal Description. The legal description is provided to the appraiser in the appraisal assignment. If a lengthy description would disrupt the narrative flow, it may be placed in the addenda and referenced in the text.

2. Area, City, and Neighborhood Data. The use of boilerplate demographic and economic data is unnecessary and undesirable. Report only data that directly impacts the market analysis.

a. Area Map. Include a small-scale map showing the general location of the appraised property. It can be placed here or in the addenda.

b. Neighborhood Map. Show the appraised property and its immediate neighborhood. The map may be placed here or in the addenda.

3. Property Data. Include the following:

a. Site Description: Dimensions, size, shape, vegetative cover, soil types, topography, elevations, wetlands, flood plains, view, timber, water rights, effect of encumbrances, livestock forage, access, road frontage, utilities, location, or other characteristics that may affect value. A statement must be made concerning the existence or absence of mineral deposits having a commercial value. Exchange appraisals of National Forest System lands with reserved public domain status must include a discussion of minerals and must be supported by a mineral report to be included in the addenda. Evidence, if any, of hazardous substances shall be described by the appraiser.

b. Improvements.

c. Fixtures.

d. Use History. A 10-year history is required.

e. Sales History. Include a 10-year record of all sales of the appraised property and, if the information is available, offers to buy or sell. If no sale has occurred in the past 10 years, the appraiser shall report the last sale of the property, irrespective of date.

f. Rental History. A 3-year rental history is required. An unsupported statement that the rent does not represent market or economic rent is unacceptable.

g. Assessed Value and Annual Tax Load.

h. Zoning and Other Land-use Restrictions. The appraiser shall identify, in addition to zoning, all other land-use and environmental regulations, outstanding rights, and reservations that have an impact on the highest and best use and value of the property.

Part III - Data Analysis and Conclusions.

1. Highest and Best Use. UASFLA defines highest and best use as “The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.” The appraiser’s determination of highest and best use is one of the most important elements of the entire appraisal process. The highest and best use of the land, as if vacant, is addressed first. If the land is improved, the highest and best use of the property, as improved, is then addressed.

a. Four Tests – The four tests of highest and best use are physically possible, legally permissible, financially feasible, and must result in the highest value. Each of these four criteria must be addressed in the appraisal report. The level of supporting data and analysis presented in the report for each criteria will depend in part on the complexity of the appraisal problem. A property's highest and best use will ordinarily be existing use, as an owner will normally put property to its maximum (highest value) use. A determination that the property has a different highest and best use than its existing use requires evidence that the property is physically and legally adaptable for that use and there is a market demand for that use in the reasonably near future.

b. Larger Parcel -The UASFLA requires the appraiser to make a larger parcel determination in all appraisals. The appraiser must describe the factual basis and analysis underlying the conclusion of the larger parcel analysis. The three tests developed under larger parcel analysis (unity of highest and best use, unity of title, and contiguity) must be reported in sufficient detail for the client and intended users to fully understand the factual and analytical basis for the conclusion.

Larger Parcel Determination for Fee Acquisitions. For direction on larger parcel determination for fee acquisitions by the USDA Forest Service, see FSH 5409.12, section 14.9.

Appraisal of non-Federal fee ownership for voluntary sale to the United States, specifically purchased by the United States Department of Agriculture (USDA) Forest Service, requires a larger parcel determination. As noted in Paragraph 1 of the section, the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) serves as the basis for determination that the appraiser should not consider lands outside the property in the proposed conveyance instrument for either larger parcel determination or in reaching a conclusion of highest and best use for exchanges and conveyances by the Forest Service.

The appraiser should consider market evidence from the open and competitive market as to how a typical private sector seller and buyer would evaluate the larger parcel for a specific fee acquisition by the Forest Service.

The use to which the Government will put the property after it has been acquired is, as a general rule, an improper highest and best use.

Appraisals in federal acquisitions cannot be based on noneconomic or nonmarket uses. To be an economic use, the use must contribute to the property's actual market value, and there must be competitive supply and demand for that use in the private market.

If the highest and best use is for assemblage, describe and explain the relationship of the appraised property to the property to which it would be joined.

If speculation or investment is the highest and best use of the property, describe and explain its interim and most probable ultimate use.

A highest and best use must be reasonably probable. Elements affecting value that depend upon events or combination of occurrences which while within the realm of possibility, are not fairly shown to be reasonably probable, should be excluded from consideration.

The appraiser's opinion of a reasonable probability of a zoning change must have a factual foundation. The appraisal report shall include a description of the investigation undertaken to determine the probability of rezoning. The investigation shall include thorough research of the use(s) and zoning of properties situated similarly to the subject property within the area covered by the zoning authority. The stated rezoning conclusion shall be supported by facts surfaced in the research. A property cannot be valued as if it were

already rezoned for a different use. The property must be valued only in light of the probability of obtaining a zoning change.

In reaching a conclusion regarding a property's highest and best use and regarding the larger parcel, the appraiser must identify the most probable buyer and/or the most probable use of the subject property under that highest and best use. The appraiser must also reach a conclusion concerning the timing of any highest and best use that is different than the current use.

2. Land Valuation. The appraiser shall report the opinion of value of the land for its highest and best use as if vacant and available for such use. See UASFLA Sections 1.5.1 and 4.4.2 for a detailed discussion concerning the approaches to value and legal foundation for these standards. In all assignments, the sales comparison approach is the preferred valuation approach for forming an opinion of market value of the land as if vacant. However, in some assignments the subdivision development may be appropriate.

Sales Comparison Approach. In reporting the results of the sales comparison approach for land valuation, the appraiser shall provide sufficient detailed description of confirmed sales of lands that have the same or similar highest and best use as the subject property. Differences between the comparable sales and the subject property shall be considered and adjustments made to the sales to address these differences. Items of comparison shall include property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics, economic characteristics, legal characteristics and non-realty components of value. The adjustments must be summarized in an adjustment grid and each adjustment (whether qualitative or quantitative) should be supported with market data.

Subdivision Development Method. In those circumstances where the property has a highest and best use for subdivision purposes and the appraiser has developed the subdivision method, the report must address all of the factors and assumptions used in sufficient detail for the client and intended users to understand the outcome of this method. The market support for each factor (lot sale price, absorption rate, development costs, expenses, time lag, and discount rate) used in this analysis must be clearly presented in the report. The discount cash flow analysis prepared as part of this analysis must be included in the report.

Cost Approach. This portion of the report should be in the form of computational data, arranged in sequence, beginning with reproduction or replacement cost. The report should state the source of all figures used. If the Appraiser retained the services of a contractor or professional cost estimator to assist in the developing the reproduction or replacement cost estimate, this data should be referenced and the estimator's report included in the addenda of the appraisal report. See UASFLA Section 1.5.3 for a discussion concerning the preferred methods of estimating depreciation.

Sales Comparison Approach. Nearby arm's length transactions, comparable to the land under appraisal, and reasonably current, are the best evidence of market value. The Federal courts recognize the sales comparison approach as being normally the best evidence of market value. Each appraisal report must contain a sufficient description of the comparable sales used so that it is possible for the reader to understand the conclusion drawn by the appraiser from the comparable sales data.

Prior sales of the same property, if unforced, arm's-length, for cash or its equivalent and reasonably recent to the date of valuation, are extremely probative evidence of market value. Accordingly, the appraiser must determine what the owner paid for the property being appraised. Prior sales of the same property are not categorically entitled to more weight than sales of other comparable properties. Relative importance of each must be analyzed under particular facts of the appraisal assignment. An unsupported claim that a sale of the subject property did not represent market value, or was not an arm's-length transaction is not sufficient.

When supportable by market evidence, the use of quantified adjustments is preferred. Percentage and dollar adjustments may and often should, be combined. Resort to qualitative adjustments only when there is inadequate market data to support quantitative adjustments. Factors that cannot be quantified are dealt with in qualitative analysis. When quantitative and qualitative adjustments are both used in the adjustment process, all quantitative adjustments should be made first.

The documentation of each **comparable sale** in the addenda shall include:

- a) Parties to the transaction.
- b) Date of transaction.
- c) Legal Description
- d) Type of sale instrument
- e) Document recording information
- f) Price
- g) Terms of sale
- h) Confirmation of the transaction. Confirm the transaction with the buyer, seller, broker, or other person having knowledge of the price, terms, and conditions of sale.
- i) Buyer motivation
- j) Sale conditions. Verify if the sale was an arm's length or distressed sale.
- k) Location
- l) Zoning
- m) Present Use
- n) Highest and best use
- o) Brief physical description of the property including size, topography, vegetative cover, improvements, water influence, other characteristics
- p) Plot plan, sketch or topo map of the property
- q) Date of inspection and by who
- r) Photographs showing the date taken and name of the person taking the photograph
- s) Non-realty items.
- t) Economic characteristics.

A comparable sales map showing the relative location of the comparable sales to the subject property shall be included in the addenda of the report. Inclusion of a copy of the transfer document (e.g., deed, contract) in the

report is neither required nor desirable, unless there is something in the document that is unusual or particularly revealing.

In order to make meaningful comparisons between the sales and the appraised property, the Forest Service requires inspection of all sales directly compared with the appraised property. Unusual circumstances that preclude on-the-ground inspection or make inspection unreasonably difficult shall be discussed with the assigned staff review appraiser prior to completion of the appraisal report. Waiver of the comparable sale inspection requirement must be made in writing by the assigned staff review appraiser in the form of a supplemental appraisal instruction. There shall be no waiver of the requirement for inspection of the appraised property.

Include a list of the sales considered, but not actually used, in the addenda. Cite pertinent facts such as date, size, buyer and seller, price, terms, location, and explain why each sale was not used.

The appraiser shall adhere to UASFLA direction pertaining to comparable sales requiring extraordinary verification and weighting considerations. These include sales to governmental agencies, sales to environmental organizations, sales to parties desiring to exchange the land to the government, distressed sales, and other atypical or non-arm's length sales.

In developing a final opinion of value by the sales comparison approach, the appraiser shall explain the comparative weight given to each comparable sale, no matter whether quantitative or qualitative adjustments or a combination thereof are used. A comparative adjustment chart or graph is required.

The Income Capitalization Approach. All data shall be market supported.

Correlation and Final Conclusion of Market Value. The appraiser must avoid making a summation appraisal.

Appraisers are responsible for the final opinion of value even if it relies upon estimates developed by others (such as, timber cruisers, mineral appraisers, or cost estimators).

Part IV - Exhibits and Addenda.

Include the following items as applicable to the appraisal problem if not included in the body of the report:

1. **Maps.** Maps shall clearly identify the properties and be of sufficient quality to enable the staff review appraiser to locate the properties on the ground. Maps shall be dated, include a legend, scale, and north arrow. The original copy of the report shall contain original maps or vivid color copies.

a. **Area Map.** This is a small-scale map showing the general location of the subject market area.

b. **Neighborhood Map.** This map shows the appraised property and its immediate neighborhood.

c. **Tract Map or Plat.** This map is a large-scale (2-inch/mile) United States Geological Survey (USGS) or similar quality map that shows the appraised property and pertinent physical features such as roads, streams, and improvements. If portions of the appraised property are assigned separate values, such as in an assembled exchange, these areas shall be delineated on this map, or a separate map.

d. **Comparable Sales Location Map.** This map shall show the location of the appraised property and the sales. Delineate the boundaries of the appraised properties and comparable sales when the map is of sufficient scale to be meaningful. If all pertinent comparable sales cannot be shown on the same map as the appraised property, a smaller-scale map (such as a state road map) may be included in addition to the larger scale map.

2. Sale Transaction Forms. Include a completed form showing all information for each comparable transaction used in the appraisal. Include a plat (if available), a USGS topographic map (if appropriate), and color photo(s) of each sale. The transaction number must match the number of the transaction listed in the report.
3. Legal Description. Include a full legal description of the property appraised if not shown in the narrative section of the report.
4. Title Information. Include a copy of the preliminary title report for the non-Federal land and a statement of interest (status report) for the Federal land, as applicable.
5. Photographs. Provide quality color photographs of the appraised property and all comparable sales in the original and all copies of the final report. Photographs may be a separate exhibit in the addenda or included with the narrative description of the appraised property and comparable sales. Show the following information with each photograph:
 - a. Identify the photographed scene. Indicate direction of view, vantage point, and other pertinent information. A map may be used to show some of this information.
 - b. The name of the photographer.
 - c. The date the photograph was taken.
6. Other Pertinent Exhibits. Present additional data such as documents and charts pertinent to the valuation and referred to in the body of the appraisal. It may include:
 - a. A copy of an easement or other deed.
 - b. A copy of technical reports from specialists. This may include a timber cruise summary signed by a timber cruiser, a road plan signed by an engineer, or a mineral report signed by a geologist.
 - c. Property owner permission to appraise.
7. References. List sources of data, including documents and individuals.
8. Qualifications of the Appraiser. Include the qualifications of all appraisers or technicians who made significant contributions to the completion of the appraisal assignment.
The appraiser(s) must provide evidence of compliance with the certification requirements of the state(s) where the properties are located.

Format for Supplemental Appraisal Reports. *Supplements or amendments to appraisal reports, such as for updating value estimates, changes in acreage, additional support or explanation, or to correct a previous appraisal report, shall be referenced for incorporation with the original report. The following format is recommended. All items must be addressed.*

1. Title Page. Include the same information as on the original appraisal report. Label the report as a "Supplemental" or "Updated" appraisal report.
2. Summary of Facts. Include (a) owner's name or other identification of the property, (b) size, (c) highest and best use, (d) new estimate of value, and (e) new valuation date.
3. Summary of Original Appraisal. Cite the date and value opinion from the original appraisal. If previous updates have been made since the original appraisal, cite value opinions and value dates from all updates as well as the original appraisal.
4. Changes. Explain the reason for the appraisal supplement; such as, to update an opinion of value, amend a previous appraisal report, add additional support or explanation, or other.

5. New Opinion of Value. Discuss the changes and market activity that have occurred since the original appraisal (or previous update). Discuss the method used to update the opinion of value and cite the evidence and/or analysis of trends that support the updated value opinion. Conclude with a statement of the new opinion of value and the valuation date, followed by the appraiser's signature.

6. Certification.

7. Addenda. Include sales data detail for new sales cited, summaries of data and trend analyses, maps of sales analyzed, and any other information relied upon but not included in the text.

8. Binding. If the Supplemental Appraisal Report comprises more than four pages, it shall be bound in a durable report cover with appropriate identification.

Furnished Property, Data and Services

The Government shall furnish the following at the at the Contract appraiser's request:

1. Use of aerial photographs of the appraised property and of such other aerial photographs as are available. (To be returned to the Forest Service upon completion of the appraisal, if not included as an exhibit to the report).
2. Copies of pertinent Forest Service administrative maps as available for use in the appraisal report.

Performance

The contract appraiser will provide one electronic (pdf) copy of the complete appraisal report for review by the assigned Forest Service review appraiser, Greg Graybadger within **60 days of the Notice to proceed**. The assigned staff review appraiser will then review the final appraisal report for approval or recommend revisions. If revisions are necessary, the revised report shall be submitted within **15 days of notification**.

Information

For additional information or to arrange for the site inspection, contact Greg Graybadger, 208-863-5969

PAYMENT: Payment for contract work shall be made upon receipt and approval of the final appraisal report.

Special Instructions to the Appraiser:

1. A timber cruise is required to be completed by qualified cruisers. See Timber Cruise Statement of Work for Specifics.
2. A formal pre-work meeting between the appraiser and TNC, FS representative - Amelia
3. The appraiser is to provide a separate appraised value for the Rowena Bluff parcel and the Rowena Memaloose parcel. The final report value shall show the separate values unless considered as contributing to one final value if there is only one larger parcel that includes both parcels.
4. In the event of acreage discrepancies between the Land Description Verification (LDV) (Appendix 3) and any other source, the LDV is the official source for purposes of this appraisal.
5. The Contract appraiser is instructed to include a copy of the provided appraisal specifications and Statements of Work in the addendum to the appraisal report. The specialist reports and supporting documents may be incorporated by reference.

APPENDICES TO SPECIFICATIONS

Note: Appendix items will be supplied to the Contract appraiser after contract award

Appendix 1 Estate to Be Appraised

Appendix 2 Title

- Preliminary Title Commitment dated June 3, 2016, File No. 84412AM
- Schedule B Documents
- Encumbrance Evaluation Report - EER TNC-PCT: WEN299 – dated 8/22/2016

Appendix 3 Land Description Verification (LDV) and Inspections

- LDV dated August 5, 2016
- Certificate of Inspection
- Worksheet 2

Appendix 4 Maps and Photos

- Aerial Photos
 - Aerial Lost Lake
 - Aerial Meadow Creek
 - Aerial N. Fork Little Naches II
 - Aerial Three Rivers
 - Aerial Twin Peaks
 - Blowout Mtn Aerial
- Encumbrances Aerial Photos
 - Encumbrances Blowout Mountain
 - Encumbrances Lost Lake
 - Encumbrances Meadow Creek
 - Encumbrances Three Rivers
 - Encumbrances Twin Peaks
- Forest Map
 - WEN299ForestMap
- Topo parcels
 - QuadMap_Northern
 - QuadMap_Southern

Appendix 5 Minerals and Water Rights

Appendix 6 Landowner Permission

Appendix 1

Estate to Be Appraised

The fee simple estate to be appraised is all rights, title and interest to the described real property identified in the Preliminary Title Commitments dated June 3, 2016, File No. 84412AM, found in Appendix 2.

<u>Parcel Name</u>	<u>Tax Lot Number</u>	<u>Legal Description</u>	<u>Acres</u>
Lost Lake	Tax Lot 605835	<u>T.21 N., R.11 E.</u> All of Section 9	640
Meadow Creek	Tax Lot 186535	<u>T.21 N., R.11 E.</u> All of Section 15	640
Blowout Mountain	Tax Lot 625234	<u>T.19 N., R.12 E.</u> All of Section 23	640
Twin Peaks	Tax Lot 065234	<u>T.19 N., R.11 E.</u> All of Section 25	640
N. Fork Little Naches II	Tax Lot 265234	<u>T.19 N., R.12 E.</u> All of Fractional Section 27	526.64
Three Rivers Parcel	Tax Lot 615234	<u>T.19 N., R.12 E.</u> All of Section 35	640
			Total 3726.64

Recommended Legal Description:

Willamette Meridian
Kittitas County, State of Washington

T.19 N., R.11 E.,
Sec. 25, All

T.19 N., R.12 E.;
Sec. 23, All
Sec. 27, Fractional, All
Sec. 35, All

T.21 N., R.11 E.;
Sec. 9, All
Sec. 15, All

The area described contains 3726.64 acres, more or less.

Appendix 2

Title

- Preliminary Title Commitment dated June 3, 2016, File No. 84412AM
- Schedule B Documents
- Encumbrance Evaluation Report - EER TNC-PCT: WEN299 – dated 8/22/2016

Appendix 3

Land Description Verification (LDV) & Inspections

- LDV dated August 5, 2016
- Certificate of Inspection
- Worksheet 2

Appendix 4

Maps and Aerial Photos

- Aerial Photos_Parcels
 - Aerial Lost Lake
 - Aerial Meadow Creek
 - Aerial N. Fork Little Natches II
 - Aerial Three Rivers
 - Aerial Twin Peaks
 - Blowout Mtn Aerial
- Encumbrances Aerial Photos
 - Encumbrances Blowout Mountain
 - Encumbrances Aerial Lost Lake
 - Encumbrances Aerial Meadow Creek
 - Encumbrances Aerial Three Rivers
 - Encumbrances Aerial Twin Peaks
- Topo_Parcels
 - Quad Map – Northern
 - Quad Map – Southern
- Forest Map
 - WEN299 Forest Map

Appendix 5

Minerals and Water Rights

Mineral:

- The mineral estate is outstanding for all 6 parcels. This includes minerals, oil, gas, and hydrocarbons.

Water Rights:

- According to the DOE, there are existing water rights associated with the properties, but they are not tied to any particular property. The water rights are in favor of the United States and do not affect the subject parcels.

Appendix 6

Landowner Permission Letter

TNC-PCT (WEN299)

Appraisal Statement of Work

SCOPE: The USDA Forest Service is seeking to contract for an appraisal of property owned by Central Cascades Forest, LLC, (CCF) successor in interest to Plum Creek Timberlands, LLC. The property is managed by The Nature Conservancy (TNC). Six parcels located in Kittitas County, Washington have been offered for sale to the United States. These parcels vary from 526.64 acres to 640 acres in size and the total acreage is 3,726.64 acres.

SUMMARY OF PROPERTY TO BE APPRAISED:

Case Name: TNC-PCT (WEN299)

Ownership: Central Cascades Forest, LLC,
1917 First Ave
Seattle, WA 98101

General Location: All parcels are located in western Kittitas County, Washington

Legal Description: Refer to LDVs for complete legal description.

Willamette Meridian
Kittitas County, State of Washington

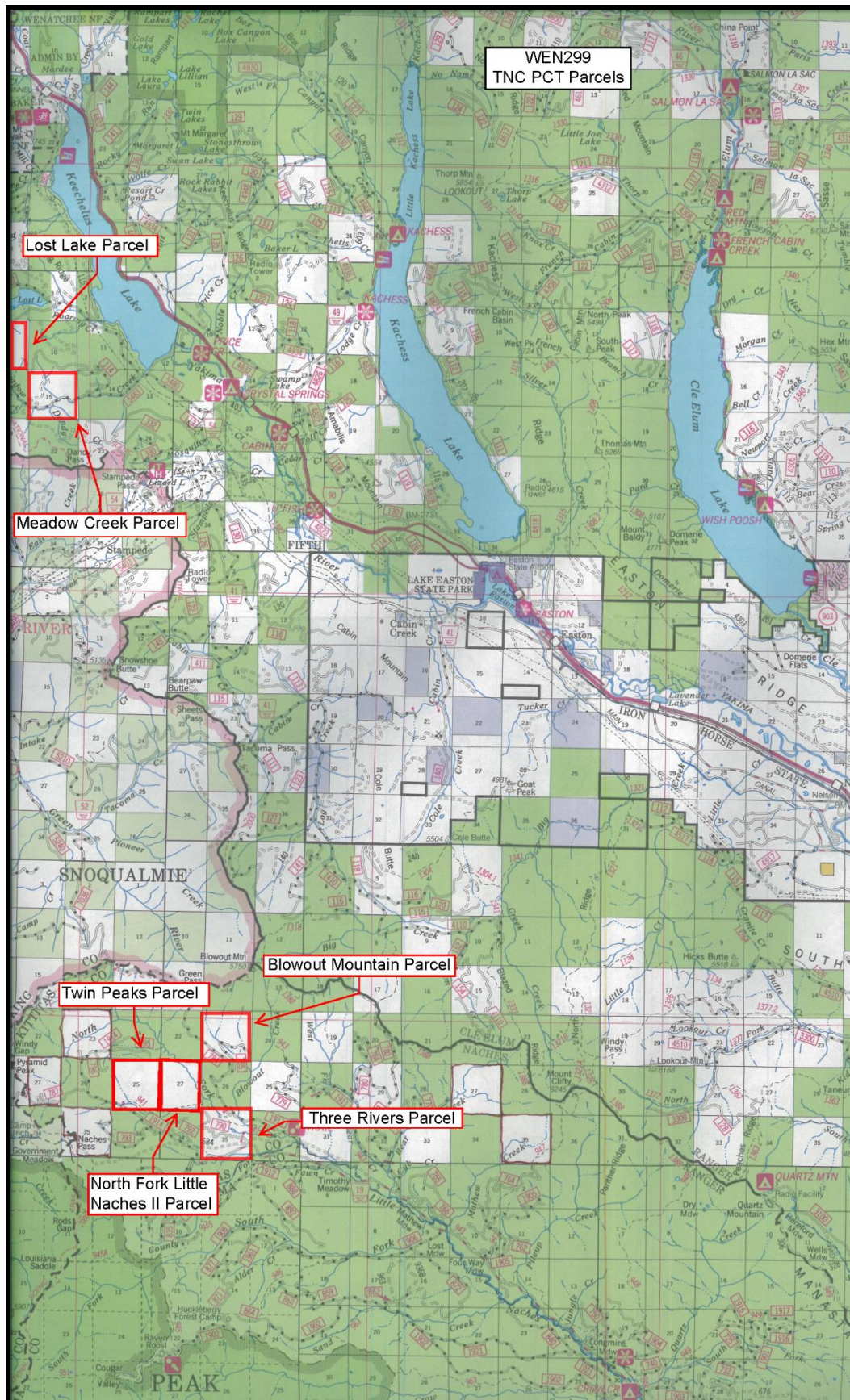
T.19 N., R.11 E.,
Sec. 25, All (**Twin Peaks**)

T.19 N., R.12 E.;
Sec. 23, All (**Blowout Mountain**)
Sec. 27, Fractional, All (**N. Fork Little Naches II**)
Sec. 35, All (**Three Rivers**)

T.21 N., R.11 E.;
Sec. 9, All (**Lost Lake**)
Sec. 15, All (**Meadow Creek**)

The area described contains 3726.64 acres, more or less.

Map:



Rights Appraised: Fee simple subject to all rights, title and interest in the real property as described in Preliminary Title Commitment dated June 3, 2016, File No. 84412AM

Size:

<u>Parcel</u>	<u>Acres</u>
Lost Lake	640
Meadow Creek	640
Blowout Mountain	640
Twin Peaks	640
N. Fork Little Naches II	526.64
Three Rivers	640
Total	3,726.64

Parcel tax lot:

<u>Parcel</u>	<u>Tax Lot (Kittitas County)</u>
Lost Lake	Tax Lot 605835
Meadow Creek	Tax Lot 186535
Blowout Mountain	Tax Lot 625234
Twin Peaks	Tax Lot 065234
N. Fork Little Naches II	Tax Lot 265234
Lost Lake	Tax Lot 615234

Improvements: None

Physical/Legal Access: All of the parcels can be entered by open Forest Service roads that connect to the public highway. Some of these roads pass through what was previously Plum Creek ownership and were under a cost share road agreement. The Nature Conservancy has chosen to keep these roads open, and not block public access. There is nothing blocking physical access to the parcels.

Water Rights: None

Minerals: Mineral rights are outstanding, including all minerals, oil, gas and hydrocarbons. These mineral rights were previously conveyed to Meridian Minerals Co. and Meridian Oil, Inc.

Hazmat: None known. No recognized environmental conditions were identified in connection with these properties according to the realty specialist that conducted the Environmental Site Assessment.

Merchantable Timber & Timber Cruise:

The subject has been managed for timber and the property has been previously harvested. The current volume of merchantable timber is unknown. The appraiser will be responsible for providing an acceptable timber cruise for the property. A separate Timber Cruise Statement of Work is provided.

ITEMS NOT CURRENTLY OF RECORD: None known.

THE ASSIGNMENT:

Prepare an appraisal report of the described subject property in compliance with the following:

- Statement of Work and Appraisal Specifications;
- *Current Edition - Uniform Standards for Professional Appraisal Practice (USPAP)*; and
- *Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA, 5th ed., 2016.*

PURPOSE OF THE APPRAISAL:

The purpose of the appraisal is to provide an opinion of the *market value* (as defined in *UASFLA 1.2.4*) of the described property. See Specifications 2, Part I, 8.

CLIENT, INTENDED USE AND INTENDED USER(S) OF THE APPRAISAL:

Client: The USDA Forest Service is the client.

Intended Use: The intended use of the appraisal report is to establish market value as a basis for acquisition of the described property by the United States.

Intended User: The intended users of the appraisal report are representatives of the USDA Forest Service and relevant personnel of The Nature Conservancy and Central Cascades Forest, LLC.

The appraisal will be submitted to the assigned Forest Service Review Appraiser for technical review. Upon completion of the technical review, intended users will be provided access to copies of the approved appraisal report.

OTHER INSTRUCTIONS:

Hypothetical Conditions: None

Extraordinary Assumptions: None

Pre-work Meeting and Property Inspection

Appraiser will participate in a pre-work meeting conducted by the Forest Service Review Appraiser. Pre-work may be in conjunction with the property inspection. Representatives of the Forest Service, TNC, and CCF (owners) will be given an opportunity to take part in the pre-work meeting and associated property inspection.

Legal Description or Property Rights Information

If you find any error(s), inaccuracy(s), or incomplete items from the provided property description documents and/or the property rights information please notify the Forest Service Review Appraiser to receive direction for modification or changes to the instructions.

Larger Parcel Determination

The appraiser should consider market evidence from the open and competitive market as to how a private sector seller and buyer would evaluate the larger parcel. See Uniform Appraisal Standards for Federal Land Acquisition Section 1.4.6.

- If the appraiser determines that there is one larger parcel, then the appraiser is to report that value and also report a contributory value for each of the individual six parcels.
- If the appraiser determines that there are multiple larger parcels, then the value of those larger parcels will be reported. The appraiser will also report a contributory value for each of the individual six parcels.
- The appraiser should also provide a market analysis and conclusion as to how the value of the property may be affected if offered for sale at one time.

Enclosures

The Contract appraiser is instructed to include a copy of the provided Statement of Work and Appraisal Specifications in the addendum to the appraisal report. Specialist reports and supporting documents (which are in the appendices of this Appraisal Specification) that describe the estate appraised may be included by reference.

Appraisal Report Submission

The Contract appraiser will provide one (1) electronic (pdf) copy of the complete appraisal report for review by the assigned Forest Service review appraiser within **60 days of the Notice to Proceed**. The assigned staff review appraiser will then review the final appraisal report for acceptance or recommend revisions. If revisions are necessary, the revised report shall be submitted within **15 days** of notification.

The Contract appraiser will provide four (4) copies of the signed final appraisal report and one (1) electronic (pdf) copy of the signed final appraisal report to the review appraiser.

SUMMARY:

These appraisal instructions set forth the standards and guidelines for the appraisal assignment. The Forest Service provided *Specifications* document will provide the appraiser with details to be used in this assignment. If there are any further questions regarding this appraisal assignment please contact the assigned review appraiser for clarification.

Assigned Contracting Officer Representative (COR):

Lee M. Murray, ARA
Regional Appraiser
Pacific Northwest Region
Immurray@fs.fed.us
(503) 808-2432

Assigned Review Appraiser:

Greg Graybadger, MAI, RPRA
Senior Review Appraiser
Pacific Northwest Region
ggraybadger@fs.fed.us
(208) 863-5969

TNC-PCT (WEN299)

TIMBER CRUISE STATEMENT OF WORK

SCOPE: The USDA Forest Service is seeking to contract for an appraisal of property owned by Central Cascades Forest, LLC, (CCF) successor in interest to Plum Creek Timberlands, LLC. The property is managed by The Nature Conservancy (TNC). Six parcels located in Kittitas County, Washington have been offered for sale to the United States. These parcels vary from 526.64 acres to 640 acres in size and the total acreage is 3,726.64 acres. A separate Appraisal Statement of Work is provided.

The value of the subject property to be appraised may be significantly affected by the value of the timber resource present. Consequently, a timber cruise must be provided by the Contract appraiser.

Timber Cruise:

The value of the subject property to be appraised may be significantly affected by the value of the timber resource present. Consequently, a timber cruise must be provided by the Contract appraiser. The Contract appraiser may use qualified staff foresters or may subcontract the cruise to a qualified forestry consulting firm. Staff qualifications or subcontractor qualifications will be reviewed by the US Forest Service (USFS) Review Appraiser and the Measurements Forester in conjunction with the cruise plan submission.

The Contractor shall submit the proposed design / plan for the timber cruise to the assigned review appraiser for approval by USFS technical forest measurements staff, prior to beginning the timber cruise field work. This shall include timber stand typing for stratification on an aerial photo or other imagery to establish timber types. The following are potential stratification considerations:

Site Quality	Timber Types	Species Composition
Age	Density	Live/Dead
Stands	Volume	Value

Per Forest Service Handbook 5409.12 Appraisal Handbook Ch. 20, "Use market practices for acceptable cruise standards and sampling error. Design the timber cruise as if the timber were to be sold on the private open market. Consider whether the commercial timber will be sold on the domestic or export market and measure and grade the timber accordingly." The Contractor shall cite the standard error used and the level of standard deviation. The cruise shall document the analysis undertaken to determine "current market practices" for the area and timber type. At a minimum, this analysis shall include a discussion with private foresters who practice in the area.

The contractor shall include as part of the cruise documentation methodology for inventorying the pre-merchantable reproduction stands.

The Contractor will include a description and any relevant tables of sorts to be used in the cruise plan. The current local Bureau Log Scaling and Grading Rules will be used for log grades. Grading and sorting is required for all measured log segments.

The Contractor shall use the log scale rule appropriate for the area being cruised.

The objective is to base cruise standards and sampling errors on private market expectations in the area when timber is sold with the land. Local open private market practices will dictate the merchantable timber species and products specifications, the manner in which pre-merchantable timber contributes to market value, and any timber volume adjustments needed for restrictions on timber harvests under existing state and local forest practice rules, title restrictions, topography, riparian zones, wildlife areas, etc.

Timber cruise field work shall be completed as follows:

- Timber is to be cruised to the highest value private market specifications (including both export and domestic sorts) using a variable log length cruise program (such as Atterbury SuperACE) capable of calculating volumes by species, sort and grade.
- Contractor shall securely monument plot and plot center with brightly colored ribbon, flagging is required to be visible to the check-cruiser locating the plots. Contractor shall also include as part of the cruise plan a disclosure of the flagging color and monumentation procedures in the cruise documentation. The check cruiser will use the securely monumented plot center to recreate the IN/OUT trees. Plots not securely monumented may result in parcel check cruise failure and potentially require re-cruising of the entire property.
- Contractor is to determine the site index for the major tree species, measuring a minimum of 5 trees per type

Check cruise:

After the timber cruise is completed, the Forest Service will conduct a check-cruise in order to ascertain whether or not the timber cruise is acceptable for use in the appraisal. It is important that the timber cruise should be completed as early as possible so that the check cruise can be finished prior to completion of the appraisal report. Use of highly prominent markings in the field will assist the check cruiser in locating the plots. The Forest Service check-cruiser will be assigned at a later date, and contact must be through the assigned review appraiser, Greg Graybadger.

The Contractor shall provide the following to the Forest Service check-cruiser upon completion of field data collection:

- A copy of the plot detail data, plus codes used for species, sorts and grades.
- A copy of the net and gross volume table by species, sort and grade for each strata.
- A copy of the timber volumes by type, and total for each parcel.
- A copy of the combined statistics table for each parcel and land exchange/purchase as a whole.
- Stand strata and plot location maps. GPS point shapefiles or list of coordinates including map projection information.
- An inventory of the parcel (including acres of merchantable timber, pre-merchantable reproduction stands, riparian areas, roads, brush, non-forest, etc.) that adds up to the legal acreage.

The Forest Service check-cruiser will normally review 5-10% of the Contractor's plots. A volume to volume comparison will be used to assess the validity of the cruise.

Timber cruise reporting:

The results of the timber cruise shall be reported in writing and that timber cruise report shall be included in the appraisal report of the subject property. The data files from analysis software should also be provided to the assigned review appraiser, preferably on CD.

Timber valuation considerations:

Only the timber allowed to be harvested under the existing State forest practice rules may be appraised at current values. Volume adjustments must be made for timber required to be retained for riparian, wildlife, or other purposes. These volume adjustments can be designed into the cruise (such as for riparian areas), made based on the stand table (such as wildlife tree retention requirements), or in some cases an acreage adjustment may be appropriate. Volume adjustments shall be documented. Timber that must remain under the existing rules but may be harvested at a later time (such as to meet green-up requirements) will need a growth projection to the time of harvest, then discounted to present value. The costs associated with meeting reforestation requirements where necessary (including site preparation and planting) must be addressed in the valuation.

FAR 52.252-2 Clauses Incorporated by Reference (FEB 1998)

This contract incorporates one or more clauses by reference, with the same force and effect as if they were given in full text. Upon request, the Contracting Officer will make their full text available. Also, the full text of a clause may be accessed electronically at this/these address(es):

www.arnet.gov/far/

www.usda.gov/procurement/policy/agar.html

FEDERAL ACQUISITION REGULATION (48 CFR CHAPTER 1) CLAUSES

52.202-1	Definitions (JUL 2004)
52.203-3	Gratuities (APR 1984)
52.203-5	Covenant Against Contingent Fees (APR 1984)
52.203-6	Restrictions on Subcontractor Sales to the Government (SEPT 2006))
52.203-7	Anti-Kickback Procedures (JUL 1995)
52.203-8	Cancellation, Rescission, and Recovery of Funds for Illegal or Improper Activity (JAN 1997)
52.203-10	Price or Fee Adjustment for Illegal or Improper Activity (JAN 1997)
52.203-12	Limitation on Payments to Influence Certain Federal Transactions (SEP 2007)
52.204-4	Printed or Copied Double- Sided on Recycled Paper (AUG 2000)
52.204-9	Personal Identity Verification of Contractor Personnel (SEPT 2007)
52.209-6	Protecting the Government's Interest when Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment (SEPT 2006)
52.211-18	Variation in Estimated Quantity (APR 1984)
52.215-2	Audit and Records -- Negotiation (JUN 1999)
52.215-8	Order of Precedence--Uniform Contract Format (OCT 1997)
52.219-8	Utilization of Small Business Concerns (June 2003)
52.219-11	Special 8(a) Contract Conditions (FEB 1990)
52.219-12	Special 8(a) Subcontract conditions (FEB 1990)
52.219-14	Limitations on Subcontracting (DEC 1996)
52.219-16	Liquidated Damages --Subcontracting Plan (JAN 1999)
52.219-17	Section 8(a) Award (DEC 1996)
52.219-18	Notification of Completion Limited to Eligible 8(a) Concerns
52.222-3	Convict Labor (JUN 2003)
52.222-4	Contract Work Hours and Safety Standards Act -- Overtime Compensation (JULY 2005)
52.222-21	Prohibition of Segregated Facilities (FEB 1999)
52.222-26	Equal Opportunity (MAR 2007)

52.222-35	Equal Opportunity for Special Disabled Veterans, Veterans of the Vietnam Era, and other Eligible Veterans (SEPT 2006)
52.222-36	Affirmative Action for Workers with Disabilities (JUN 1998)
52.222-37	Employment Reports on Special Disabled Veterans, Veterans of the Vietnam Era, and other Eligible Veterans (SEPT 2006)
52.222-41	Service Contract Act of 1965. (NOV 2007)
52.222-43	Fair Labor Standards Act and Service Contract Act--Price Adjustment (Multiple year and Option Contracts) (FEB 2002)
52.223-6	Drug-Free Workplace (MAY 2001)
52.225-13	Restrictions on Certain Foreign Purchases (JUN 2008)
52.227-1	Authorization and Consent (DEC 2007)
52.227-2	Notice and Assistance Regarding Patent and Copyright Infringement (DEC 2007)
52.229-3	Federal, State, and Local Taxes (FEB 2013)
52.232-1	Payments (APR 1984)
52.232-8	Discounts for Prompt Payment (FEB 2002)
52.232-9	Limitation on Withholding of Payments (APR 1984)
52.232-11	Extras (APR 1984)
52.232-17	Interest (OCT 2008)
52.232-23	Assignment of Claims (JAN 1986)
52.232-25	Prompt Payment (OCT 2008)
52.232-33	Payment by Electronic Funds Transfer – Central Contractor Registration (OCT 2003)
52.233-1	Disputes (JULY 2002) Alternate I (DEC 1991)
52.233-3	Protest After Award (AUG 1996)
52.233-4	Applicable Law for Breach of Contract Claim (OCT 2004)
52.236-2	Differing Site Conditions (APR 1984)
52.236-3	Site Investigation and Conditions Affecting the Work (APR 1984)
52.236-6	Superintendence by the Contractor (APR 1984)
52.236-7	Permits and Responsibilities (NOV 1991)
52.236-8	Other Contracts (APR 1984)
52.236-10	Operations and Storage Areas (APR 1984)
52.236-12	Cleaning Up (APR 1984)
52.236-13	Accident Prevention (NOV 1991) Alt I
52.237-2	Protection of Government Buildings, Equipment, and Vegetation (APR 1984)
52.242-13	Bankruptcy (JUL 1995)
52.243-1	Changes--Fixed-Price (AUG 1987)--Alternate I (APR 1984)
52.245-1	Government Property (June 2007)
52.246-20	Warranty of Services (MAY 2001)
52.246-25	Limitation of Liability—Services (FEB 1997)
52.249-4	Termination for Convenience of the Government (Services)(Short-Form) (APR 1984)
52.249-10	Default (Fixed-Price Construction) (APR 1984)
52.253-1	Computer Generated Forms (JAN 1991)

CONTRACT CLAUSES

FAR 52.212-4 Contract Terms and Conditions--Commercial Items (Jan 2017) Alternate I (Jan 2017).

FAR 52.212-5 Contract Terms and Conditions Required to Implement Statutes or Executive Orders -- Commercial Items (Jan 2017)

(a) The Contractor shall comply with the following Federal Acquisition Regulation (FAR) clauses, which are incorporated in this contract by reference, to implement provisions of law or Executive orders applicable to acquisitions of commercial items:

(1) 52.203-19, Prohibition on Requiring Certain Internal Confidentiality Agreements or Statements (Jan 2017) (section 743 of Division E, Title VII, of the Consolidated and Further Continuing Appropriations Act 2015 (Pub. L. 113-235) and its successor provisions in subsequent appropriations acts (and as extended in continuing resolutions)).

(2) 52.209-10, Prohibition on Contracting with Inverted Domestic Corporations (Nov 2015)

(3) 52.233-3, Protest After Award (AUG 1996) (31 U.S.C. 3553).

(4) 52.233-4, Applicable Law for Breach of Contract Claim (OCT 2004) (Public Laws 108-77, 108-78 (19 U.S.C. 3805 note)).

(b) The Contractor shall comply with the FAR clauses in this paragraph (b) that the contracting officer has indicated as being incorporated in this contract by reference to implement provisions of law or Executive orders applicable to acquisitions of commercial items:

[Contracting Officer check as appropriate.]

___ (1) 52.203-6, Restrictions on Subcontractor Sales to the Government (Sept 2006), with Alternate I (Oct 1995) (41 U.S.C. 4704 and 10 U.S.C. 2402).

___ (2) 52.203-13, Contractor Code of Business Ethics and Conduct (Oct 2015) (41 U.S.C. 3509).

___ (3) 52.203-15, Whistleblower Protections under the American Recovery and Reinvestment Act of 2009 (Jun 2010) (Section 1553 of Pub L. 111-5) (Applies to contracts funded by the American Recovery and Reinvestment Act of 2009).

___ (4) 52.204-10, Reporting Executive compensation and First-Tier Subcontract Awards (Oct 2016) (Pub. L. 109-282) (31 U.S.C. 6101 note).

___ (5) [Reserved]

___ (6) 52.204-14, Service Contract Reporting Requirements (Oct 2016) (Pub. L. 111-117, section 743 of Div. C).

___ (7) 52.204-15, Service Contract Reporting Requirements for Indefinite-Delivery Contracts (Oct 2016) (Pub. L. 111-117, section 743 of Div. C).

___ (8) 52.209-6, Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment (Oct 2015) (31 U.S.C. 6101 note).

___ (9) 52.209-9, Updates of Publicly Available Information Regarding Responsibility Matters (Jul 2013) (41 U.S.C. 2313).

___ (10) [Reserved]

___ (11) (i) 52.219-3, Notice of HUBZone Set-Aside or Sole-Source Award (Nov 2011) (15 U.S.C. 657a).

- ☐ (ii) Alternate I (Nov 2011) of 52.219-3.
- ☐ (12) (i) 52.219-4, Notice of Price Evaluation Preference for HUBZone Small Business Concerns (Oct 2014) (if the offeror elects to waive the preference, it shall so indicate in its offer)(15 U.S.C. 657a).
- ☐ (ii) Alternate I (Jan 2011) of 52.219-4.
- ☐ (13) [Reserved]
- ☒ (14) (i) 52.219-6, Notice of Total Small Business Aside (Nov 2011) (15 U.S.C. 644).
- ☐ (ii) Alternate I (Nov 2011).
- ☐ (iii) Alternate II (Nov 2011).
- ☐ (15) (i) 52.219-7, Notice of Partial Small Business Set-Aside (June 2003) (15 U.S.C. 644).
- ☐ (ii) Alternate I (Oct 1995) of 52.219-7.
- ☐ (iii) Alternate II (Mar 2004) of 52.219-7.
- ☒ (16) 52.219-8, Utilization of Small Business Concerns (Nov 2016) (15 U.S.C. 637(d)(2) and (3)).
- ☒ (17) (i) 52.219-9, Small Business Subcontracting Plan (Jan 2017) (15 U.S.C. 637 (d)(4)).
- ☐ (ii) Alternate I (Nov 2016) of 52.219-9.
- ☐ (iii) Alternate II (Nov 2016) of 52.219-9.
- ☐ (iv) Alternate III (Nov 2016) of 52.219-9.
- ☐ (v) Alternate IV (Nov 2016) of 52.219-9.
- ☒ (18) 52.219-13, Notice of Set-Aside of Orders (Nov 2011) (15 U.S.C. 644(r)).
- ☒ (19) 52.219-14, Limitations on Subcontracting (Jan 2017) (15 U.S.C. 637(a)(14)).
- ☒ (20) 52.219-16, Liquidated Damages—Subcontracting Plan (Jan 1999) (15 U.S.C. 637(d)(4)(F)(i)).
- ☐ (21) 52.219-27, Notice of Service-Disabled Veteran-Owned Small Business Set-Aside (Nov 2011) (15 U.S.C. 657f).
- ☐ (22) 52.219-28, Post Award Small Business Program Rerepresentation (Jul 2013) (15 U.S.C. 632(a)(2)).
- ☐ (23) 52.219-29, Notice of Set-Aside for, or Sole Source Award to, Economically Disadvantaged Women-Owned Small Business Concerns (Dec 2015) (15 U.S.C. 637(m)).
- ☐ (24) 52.219-30, Notice of Set-Aside for, or Sole Source Award to, Women-Owned Small Business Concerns Eligible Under the Women-Owned Small Business Program (Dec 2015) (15 U.S.C. 637(m)).
- ☒ (25) 52.222-3, Convict Labor (June 2003) (E.O. 11755).
- ☒ (26) 52.222-19, Child Labor—Cooperation with Authorities and Remedies (Oct 2016) (E.O. 13126).
- ☒ (27) 52.222-21, Prohibition of Segregated Facilities (Apr 2015).
- ☒ (28) 52.222-26, Equal Opportunity (Sep 2016) (E.O. 11246).
- ☒ (29) 52.222-35, Equal Opportunity for Veterans (Oct 2015) (38 U.S.C. 4212).
- ☒ (30) 52.222-36, Equal Opportunity for Workers with Disabilities (Jul 2014) (29 U.S.C. 793).
- ☐ (31) 52.222-37, Employment Reports on Veterans (Feb 2016) (38 U.S.C. 4212).
- ☐ (32) 52.222-40, Notification of Employee Rights Under the National Labor Relations Act (Dec 2010) (E.O. 13496).

___ (33) (i) 52.222-50, Combating Trafficking in Persons (Mar 2015) (22 U.S.C. chapter 78 and E.O. 13627).
 ___ (ii) Alternate I (Mar 2015) of 52.222-50, (22 U.S.C. chapter 78 and E.O. 13627).

___ (34) 52.222-54, Employment Eligibility Verification (Oct 2015). (E. O. 12989). (Not applicable to the acquisition of commercially available off-the-shelf items or certain other types of commercial items as prescribed in 22.1803.)

___ (35) 52.222-59, Compliance with Labor Laws (Executive Order 13673) (Oct 2016). (Applies at \$50 million for solicitations and resultant contracts issued from October 25, 2016 through April 24, 2017; applies at \$500,000 for solicitations and resultant contracts issued after April 24, 2017).

Note to paragraph (b)(35): By a court order issued on October 24, 2016, 52.222-59 is enjoined indefinitely as of the date of the order. The enjoined paragraph will become effective immediately if the court terminates the injunction. At that time, DoD, GSA, and NASA will publish a document in the Federal Register advising the public of the termination of the injunction.

___ (36) 52.222-60, Paycheck Transparency (Executive Order 13673) (Oct 2016).

___ (37) (i) 52.223-9, Estimate of Percentage of Recovered Material Content for EPA-Designated Items (May 2008) (42 U.S.C. 6962(c)(3)(A)(ii)). (Not applicable to the acquisition of commercially available off-the-shelf items.)

___ (ii) Alternate I (May 2008) of 52.223-9 (42 U.S.C. 6962(i)(2)(C)). (Not applicable to the acquisition of commercially available off-the-shelf items.)

___ (38) 52.223-11, Ozone-Depleting Substances and High Global Warming Potential Hydrofluorocarbons (Jun 2016) (E.O.13693).

___ (39) 52.223-12, Maintenance, Service, Repair, or Disposal of Refrigeration Equipment and Air Conditioners (Jun 2016) (E.O. 13693).

___ (40) (i) 52.223-13, Acquisition of EPEAT® -Registered Imaging Equipment (Jun 2014) (E.O.s 13423 and 13514

___ (ii) Alternate I (Oct 2015) of 52.223-13.

___ (41) (i) 52.223-14, Acquisition of EPEAT® -Registered Television (Jun 2014) (E.O.s 13423 and 13514).

___ (ii) Alternate I (Jun 2014) of 52.223-14.

___ (42) 52.223-15, Energy Efficiency in Energy-Consuming Products (Dec 2007) (42 U.S.C. 8259b).

___ (43) (i) 52.223-16, Acquisition of EPEAT® -Registered Personal Computer Products (Oct 2015) (E.O.s 13423 and 13514).

___ (ii) Alternate I (Jun 2014) of 52.223-16.

___ (44) 52.223-18, Encouraging Contractor Policies to Ban Text Messaging while Driving (Aug 2011) (E.O. 13513).

___ (45) 52.223-20, Aerosols (Jun 2016) (E.O. 13693).

___ (46) 52.223-21, Foams (Jun 2016) (E.O. 13696).

___ (47) (i) 52.224-3, Privacy Training (Jan 2017) (5 U.S.C. 552a).

___ (ii) Alternate I (Jan 2017) of 52.224-3.

x (48) 52.225-1, Buy American--Supplies (May 2014) (41 U.S.C. chapter 83).

___ (49) (i) 52.225-3, Buy American--Free Trade Agreements--Israeli Trade Act (May 2014) (41 U.S.C. chapter 83, 19 U.S.C. 3301 note, 19 U.S.C. 2112 note, 19 U.S.C. 3805 note, 19 U.S.C. 4001 note, Pub. L. 103-182, 108-77, 108-78, 108-286, 108-302, 109-53, 109-169, 109-283, 110-138, 112-41, 112-42, and 112-43).

___ (ii) Alternate I (May 2014) of 52.225-3.

___ (iii) Alternate II (May 2014) of 52.225-3.

___ (iv) Alternate III (May 2014) of 52.225-3.

___ (50) 52.225-5, Trade Agreements (Oct 2016) (19 U.S.C. 2501, *et seq.*, 19 U.S.C. 3301 note).

___ (51) 52.225-13, Restrictions on Certain Foreign Purchases (Jun 2008) (E.O.'s, proclamations, and statutes administered by the Office of Foreign Assets Control of the Department of the Treasury).

___ (52) 52.225-26, Contractors Performing Private Security Functions Outside the United States (Oct 2016) (Section 862, as amended, of the National Defense Authorization Act for Fiscal Year 2008; 10 U.S.C. 2302 Note).

___ (53) 52.226-4, Notice of Disaster or Emergency Area Set-Aside (Nov 2007) (42 U.S.C. 5150).

___ (54) 52.226-5, Restrictions on Subcontracting Outside Disaster or Emergency Area (Nov 2007) (42 U.S.C. 5150).

___ (55) 52.232-29, Terms for Financing of Purchases of Commercial Items (Feb 2002) (41 U.S.C. 4505), 10 U.S.C. 2307(f)).

___ (56) 52.232-30, Installment Payments for Commercial Items (Jan 2017) (41 U.S.C. 4505, 10 U.S.C. 2307(f)).

x (57) 52.232-33, Payment by Electronic Funds Transfer— System for Award Management (Jul 2013) (31 U.S.C. 3332).

___ (58) 52.232-34, Payment by Electronic Funds Transfer—Other Than System for Award Management (Jul 2013) (31 U.S.C. 3332).

___ (59) 52.232-36, Payment by Third Party (May 2014) (31 U.S.C. 3332).

___ (60) 52.239-1, Privacy or Security Safeguards (Aug 1996) (5 U.S.C. 552a).

___ (61) 52.242-5, Payments to Small Business Subcontractors (Jan 2017) (15 U.S.C. 637(d)(12)).

___ (62) (i) 52.247-64, Preference for Privately Owned U.S.-Flag Commercial Vessels (Feb 2006) (46 U.S.C. Appx 1241(b) and 10 U.S.C. 2631).

___ (ii) Alternate I (Apr 2003) of 52.247-64.

(c) The Contractor shall comply with the FAR clauses in this paragraph (c), applicable to commercial services, that the Contracting Officer has indicated as being incorporated in this contract by reference to implement provisions of law or executive orders applicable to acquisitions of commercial items:

[Contracting Officer check as appropriate.]

___ (1) 52.222-17, Nondisplacement of Qualified Workers (May 2014) (E.O. 13495)

x (2) 52.222-41, Service Contract Labor Standards (May 2014) (41 U.S.C. chapter 67).

___ (3) 52.222-42, Statement of Equivalent Rates for Federal Hires (May 2014) (29 U.S.C. 206 and 41 U.S.C. chapter 67).

*Fringe Benefits: Life, Accident and Health insurance and Sick Leave Program-5.1 percent of basic hourly rate. Paid Holidays- 10 days per year. Vacation- 13 days paid vacation per year up to 3 years of service, 20 days after 3 years of service, and 26 days after 15 years of service. Retirement- 7 percent of basic hourly rate

___ (4) 52.222-43, Fair Labor Standards Act and Service Contract Labor Standards -- Price Adjustment (Multiple Year and Option Contracts) (May 2014) (29 U.S.C.206 and 41 U.S.C. chapter 67).

___ (5) 52.222-44, Fair Labor Standards Act and Service Contract Labor Standards -- Price Adjustment (May 2014) (29 U.S.C. 206 and 41 U.S.C. chapter 67).

___ (6) 52.222-51, Exemption from Application of the Service Contract Labor Standards to Contracts for Maintenance, Calibration, or Repair of Certain Equipment--Requirements (May 2014) (41 U.S.C. chapter 67).

___ (7) 52.222-53, Exemption from Application of the Service Contract Labor Standards to Contracts for Certain Services--Requirements (May 2014) (41 U.S.C. chapter 67).

___ (8) 52.222-55, Minimum Wages Under Executive Order 13658 (Dec 2015) (E.O. 13658).

___ (9) 52.222-62, Paid Sick Leave Under Executive Order 13706 (JAN 2017) (E.O. 13706).

___ (10) 52.226-6, Promoting Excess Food Donation to Nonprofit Organizations. (May 2014) (42 U.S.C. 1792).

___ (11) 52.237-11, Accepting and Dispensing of \$1 Coin (Sep 2008) (31 U.S.C. 5112(p)(1)).

(d) *Comptroller General Examination of Record* The Contractor shall comply with the provisions of this paragraph (d) if this contract was awarded using other than sealed bid, is in excess of the simplified acquisition threshold, and does not contain the clause at 52.215-2, Audit and Records -- Negotiation.

(1) The Comptroller General of the United States, or an authorized representative of the Comptroller General, shall have access to and right to examine any of the Contractor's directly pertinent records involving transactions related to this contract.

(2) The Contractor shall make available at its offices at all reasonable times the records, materials, and other evidence for examination, audit, or reproduction, until 3 years after final payment under this contract or for any shorter period specified in FAR Subpart 4.7, Contractor Records Retention, of the other clauses of this contract. If this contract is completely or partially terminated, the records relating to the work terminated shall be made available for 3 years after any resulting final termination settlement. Records relating to appeals under the disputes clause or to litigation or the settlement of claims arising under or relating to this contract shall be made available until such appeals, litigation, or claims are finally resolved.

(3) As used in this clause, records include books, documents, accounting procedures and practices, and other data, regardless of type and regardless of form. This does not require the Contractor to create or maintain any record that the Contractor does not maintain in the ordinary course of business or pursuant to a provision of law.

(e)

(1) Notwithstanding the requirements of the clauses in paragraphs (a), (b), (c) and (d) of this clause, the Contractor is not required to flow down any FAR clause, other than those in this paragraph (e)(1) in a subcontract for commercial items. Unless otherwise indicated below, the extent of the flow down shall be as required by the clause—

(i) 52.203-13, Contractor Code of Business Ethics and Conduct (Oct 2015) (41 U.S.C. 3509).

(ii) 52.203-19, Prohibition on Requiring Certain Internal Confidentiality Agreements or Statements (Jan 2017) (section 743 of Division E, Title VII, of the Consolidated and Further Continuing Appropriations Act, 2015 (Pub. L. 113-235) and its successor provisions in subsequent appropriations acts (and as extended in continuing resolutions)).

(iii) 52.219-8, Utilization of Small Business Concerns (Nov 2016) (15 U.S.C. 637(d)(2) and (3)), in all subcontracts that offer further subcontracting opportunities. If the subcontract (except subcontracts to small business concerns) exceeds \$700,000 (\$1.5 million for construction of any public facility), the subcontractor must include 52.219-8 in lower tier subcontracts that offer subcontracting opportunities.

- (iv) 52.222-17, Nondisplacement of Qualified Workers (May 2014) (E.O. 13495). Flow down required in accordance with paragraph (1) of FAR clause 52.222-17.
 - (v) 52.222-21, Prohibition of Segregated Facilities (Apr 2015).
 - (vi) 52.222-26, Equal Opportunity (Sep 2016) (E.O. 11246).
 - (vii) 52.222-35, Equal Opportunity for Veterans (Oct 2015) (38 U.S.C. 4212).
 - (viii) 52.222-36, Equal Opportunity for Workers with Disabilities (Jul 2014) (29 U.S.C. 793).
 - (ix) 52.222-37, Employment Reports on Veterans (Feb 2016) (38 U.S.C. 4212).
 - (x) 52.222-40, Notification of Employee Rights Under the National Labor Relations Act (Dec 2010) (E.O. 13496). Flow down required in accordance with paragraph (f) of FAR clause 52.222-40.
 - (xi) 52.222-41, Service Contract Labor Standards (May 2014), (41 U.S.C. chapter 67).
 - (xii) (A) 52.222-50, Combating Trafficking in Persons (Mar 2015) (22 U.S.C. chapter 78 and E.O. 13627).
(B) Alternate I (Mar 2015) of 52.222-50 (22 U.S.C. chapter 78 E.O. 13627).
 - (xiii) 52.222-51, Exemption from Application of the Service Contract Labor Standards to Contracts for Maintenance, Calibration, or Repair of Certain Equipment--Requirements (May 2014) (41 U.S.C. chapter 67.)
 - (xiv) 52.222-53, Exemption from Application of the Service Contract Labor Standards to Contracts for Certain Services--Requirements (May 2014) (41 U.S.C. chapter 67)
 - (xv) 52.222-54, Employment Eligibility Verification (Oct 2015) (E. O. 12989).
 - (xvi) 52.222-55, Minimum Wages Under Executive Order 13658 (Dec 2015).
 - (xvii) 52.222-59, Compliance with Labor Laws (Executive Order 13673) (Oct 2016) (Applies at \$50 million for solicitations and resultant contracts issued from October 25, 2016 through April 24, 2017; applies at \$500,000 for solicitations and resultant contracts issued after April 24, 2017).
- Note to paragraph (e)(1)(xvii):** By a court order issued on October 24, 2016, 52.222-59 is enjoined indefinitely as of the date of the order. The enjoined paragraph will become effective immediately if the court terminates the injunction. At that time, DoD, GSA, and NASA will publish a document in the Federal Register advising the public of the termination of the injunction.
- (xviii) 52.222-60, Paycheck Transparency (Executive Order 13673) (Oct 2016).
 - (xix) 52.222-62, Paid sick Leave Under Executive Order 13706 (JAN 2017) (E.O. 13706).
 - (xx) (A) 52.224-3, Privacy Training (Jan 2017) (5 U.S.C. 552a).
(B) Alternate I (Jan 2017) of 52.224-3.
 - (xxi) 52.225-26, Contractors Performing Private Security Functions Outside the United States (Oct 2016) (Section 862, as amended, of the National Defense Authorization Act for Fiscal Year 2008; 10 U.S.C. 2302 Note).
 - (xxii) 52.226-6, Promoting Excess Food Donation to Nonprofit Organizations. (May 2014) (42 U.S.C. 1792). Flow down required in accordance with paragraph (e) of FAR clause 52.226-6.
 - (xxiii) 52.247-64, Preference for Privately-Owned U.S. Flag Commercial Vessels (Feb 2006) (46 U.S.C. Appx 1241(b) and 10 U.S.C. 2631). Flow down required in accordance with paragraph (d) of FAR clause 52.247-64.
- (2) While not required, the Contractor may include in its subcontracts for commercial items a minimal number of additional clauses necessary to satisfy its contractual obligations.

EVALUATION FACTORS FOR APPRAISAL CONTRACT AWARD

Award Determination

The appraisal solicitation is based on the best value to the Government. Awards will be made to the offeror whose proposal is technically acceptable and whose technical/cost relationship is the most advantageous to the Government. While cost is secondary to technical considerations, it will be a factor in the award decision. The award may not necessarily be made to that offeror submitting the lowest offer. Also, the award may not necessarily be made for technical capabilities that would appear to exceed those needed for the successful performance of the work. The Government reserves the right to make cost/technical trade-offs that are in the best interest and to the advantage of the Government.

Proposals will be rated to determine those offers that are within the competitive range, price and other factors considered. Proposals should be submitted initially on the most favorable terms that the offeror could make to the Government. The Government reserves the right to reject any or all proposals or to make award without conducting discussions. Discussions (oral or written) may be conducted as appropriate with all offerors considered to be within the competitive range. For the purpose of this solicitation, discussion shall not be considered to have been initiated where the Government requests additional information supplementing or clarifying a proposal without materially changing it. Discussion shall be considered to be open negotiation with an offeror for the purpose of modifying or materially changing the proposal as submitted. Where discussions are held with one offeror within the competitive range, they will be held with all offerors within the competitive range.

Evaluation Factors

Proposals will be evaluated according to the following factors. All evaluation factors are of equal importance.

The following information is to be submitted by each offeror (in addition to Section B, Schedule of Items), to be used in evaluating each offer.

1. The offeror shall be a State Certified General Appraiser. Washington certification requirements may be met through existing certification, reciprocity, or temporary permit after contract award. Specify which of these options is to be utilized.
2. The offeror shall provide a copy of their certificate of completion for specific training in the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA, "Yellow Book").
3. The offeror must have experience in appraisal of property under the requirements of UASFLA, and shall cite specific examples.
4. The offeror must have experience in appraisal of property with merchantable timber resources including both export and domestic sorts. A list of completed appraisals that demonstrate proficiency in appraising properties with merchantable timber is required. The list should include the date, type, location and purpose of appraisal as well as the type of merchantable timber considered. At least one appraisal is required to meet this performance criteria.
5. The offeror must provide a synopsis of their appraisal education and experience.
6. The offeror should affirm availability to complete the appraisals within 60 days of an assumed starting (Notice to Proceed) date of September 11, 2017. Propose an alternate start date and/or time for completion if unable to comply within the preferred timeframe. The specific start date will be established with a Notice to Proceed issued by the Contracting Officer.

7. The offeror must provide evidence of the knowledge, skill and ability to complete the timber cruise, or possess the resources and ability to subcontract for this portion of the assignment. If subcontracting, the name and qualifications of the subcontractor must be provided.

8. Past Performance

- Past performance on Federal appraisal contracts will be considered. The offeror shall provide contract information including reference contact information. Contract performance includes quality, timeliness, management, and other as applicable.
- A list of completed UASFLA appraisal that were accepted and approved by a Federal agency is required. At least two UASFLA appraisals are required. The list should include the appraisal date, location, and the Agency for which the report was completed.

LIST OF ATTACHED DOCUMENTS, EXHIBITS AND OTHER ATTACHMENTS

The attachments listed below form a part of this Request for Quotations and any resultant contract:

<u>Attachment.</u>	<u>Title</u>	<u>No. of Pages</u>
1	Title Commitment	16
2	Parcel Aerial Photos/Maps	9
3	Wage Determination	11